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**11 Rixons Close, Horsted Keynes, West Sussex, RH17 7EE**

**Guide Price £475,000 Freehold**





## 11 Rixons Close, Horsted Keynes, West Sussex, RH17 7EE

**\*PLEASE WATCH VIEWING VIDEO\***

**An extended 4 Bedroom, 2 Bath/Shower Room  
end of terrace village home + 120 ft West Facing  
Rear Garden + VACANT POSSESSION**

**MODERNISATION REQUIRED – An excellent  
opportunity to create your own home**

- **Entrance Hall** stairs to first floor + door to garage
- **Cloakroom/WC** white suite + consumer unit
- Spacious open plan L-shaped **Kitchen / Dining / Sitting Room** triple aspect, front window, side door, rear double doors to garden + feature fireplaces, kitchen with fitted units, worksurfaces, space and plumbing for appliances, understairs storage
- **Conservatory** windows+ double doors
- **First Floor** landing, airing cupboard with hot water cylinder
- **Bedroom 2** front window, radiator and storage
- **Bedroom 3** rear window, radiator
- **Bedroom 4** rear windows and radiator
- **Family Shower Room** fitted white suite, shower enclosure, low level WC and wash basin
- Landing door: **Inner Lobby** eave storage + stairs to top floor
- **Bathroom** fitted white suite, shaped corner bath, low level WC + wash basin
- **Top Floor** double aspect **Bedroom 1** 2 rear windows, 2 front Velux windows + storage cupboard
- uPVC double glazed windows
- Oil fired central heating to radiators





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**EPC Rating: D and Council Tax Band: C**

- **Front Driveway** for 3 vehicles
- Lawned **Front Garden** + oil cylinder
- Further **Driveway Parking**
- Integral **Garage** roller door, power, lighting, floor standing oil fired 'Grant' boiler
- **120' x 28' West Facing Rear Garden** - gated side access, sheds, shaped lawn + water tap (central path allowing neighbour access)

**LOCATION** - The property occupies a central position close to the village Green and a stone's throw of all amenities including the village store, The Crown and Green Man public house/restaurants, sports and social club plus Church. Horsted Keynes is surrounded by picturesque countryside, interspersed by footpaths and bridleways linking with the neighbouring districts, villages and the Ashdown Forest.

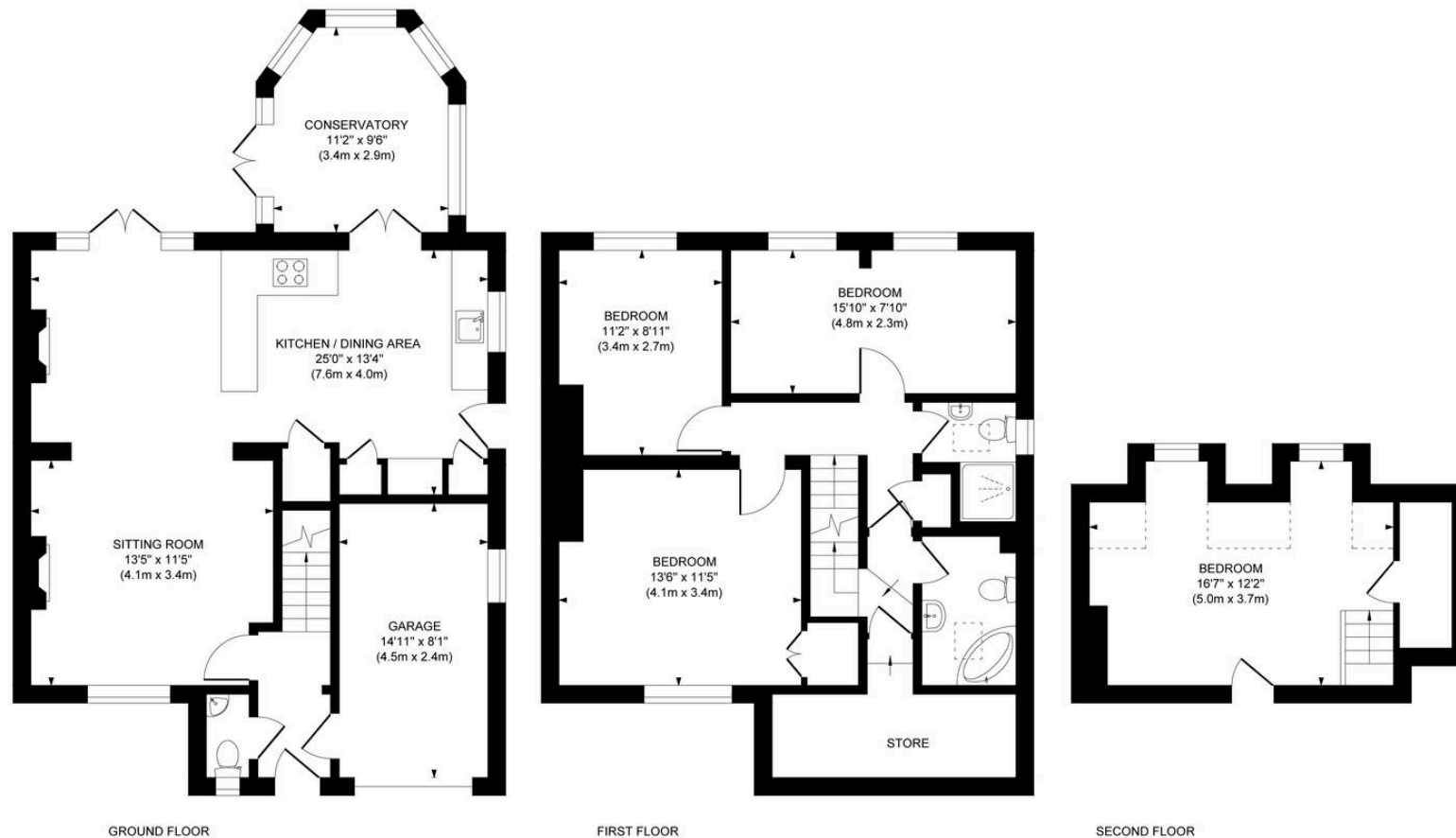
**SCHOOLS** - St Giles Primary School (0.4 miles), Oathall Community College Secondary School (4.1 miles). The area is well served by excellent independent schools including Cumnor House, Great Walstead, Ardingly College and Burgess Hill School for Girls.

**STATION** - Haywards Heath mainline railway station (4.6 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





Approximate Gross Internal Area  
1640 sq. ft / 152.39 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

## Mansell McTaggart Estate Agents

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